



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 11, 2022

In Control: Planning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: ETJ

SUBJECT:

Luckey Ranch Apartments 20-11800567

SUMMARY:

Request by Ryan M. Harden, Luckey Ranch San Antonio, LLC, RQAI Land Holdings, LLC and Shannon Birt, LGI Homes - Texas LLC, for approval to subdivide a tract of land to establish Luckey Ranch Apartments Subdivision, generally located southeast of the intersection of WT Montgomery and West US Highway 90. Staff recommends Approval. (Nicole Salinas, Senior Planner, 210-207-8264, Nicole.Salinas@sanantonio.gov, Development Services Department).

BACKGROUND INFORMATION:

Council District: ETJ

Filing Date: April 20, 2022

Applicant/Owner: Ryan M. Harden, Luckey Ranch San Antonio, LLC, RQAI Land Holdings, LLC and Shannon Birt, LGI Homes - Texas LLC

Engineer/Surveyor: MBC Engineers
Staff Coordinator: Nicole Salinas, Senior Planner, 210-207-8264

ANALYSIS:

Zoning: The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

ISSUE:

Military Awareness Zone: The subject property lies within a recognized Military Notification Area (MNA). In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the appropriate Military Installation were notified.

ALTERNATIVES:

Per State Law, Section 212.009 and Unified Development Code (UDC), Section 35-432(e), the Planning Commission must approve Plats that conform to State Law and the Unified Development Code.

RECOMMENDATION:

Approval of a Subdivision plat that consists of 14.289 acre tract of land, which proposes two (2) non-single family residential lots.